

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SW/S York Rd(approx.150' rear) ZONING COMMISSIONER
& approx. 475' SE Bosley Ave. *
718 York Road
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
Legal Owners:Baltimore County * Case No. 99-131-A
Contract Purchaser: Towson Inn
Restaurant Corp.

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 718 York Road in Towson. The Petition was filed by Baltimore County, Md., a body politic, property owner, and Towson Inn Restaurant Corp., Contract Purchaser. Variance relief is requested as follows:

From Section 409.3 of the Baltimore County Zoning Regulations (BCZR) to permit standard parking spaces to be 8 ft. wide in lieu of the required 8-1/2 ft., where noted on the plan;

From Section 409.4.C of the BCZR to permit two-way travel aisles for 90 degree parking to be a minimum of 16 ft. in lieu of the required 22 ft. in width; and,

From Section 409.8.A(1) of the BCZR to waive the requirements from the design, screening and landscaping standards pursuant to the Landscape Manual and all other applicable manuals adopted pursuant to Section 26-183 of the Baltimore County Code (1988 edition, as revised).

The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 2, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case were Pete Kourtsounis, Sarantos Kourtsounis and Gus Stratakis, all on behalf of the Towson Inn Restaurant Corp., Contract Purchaser. Also appearing in support of the Petition was William Monk, a Land Planner and principal in

ORDER RECEIVED FOR FILING
Date 11/23/98
By [Signature]

William Monk, Inc., the firm which prepared the site plan. Also appearing in support of the Petition were John Fioramenti, a neighbor, and Lois Bergman on behalf of Baltimore County's Bureau of Land Acquisition. There were no Protestants or other interested persons present.

An examination of the site plan shows that the subject property is an irregularly shaped parcel approximately 5,700 sq. ft. in area, zoned B.M.-C.T. The subject parcel, itself, has no road frontage, but is abutting the rear property line of a parcel owned by the Towson Inn Restaurant Corp., which is adjacent to York Road. The property is owned by Baltimore County, and is located near the County Fire Department which fronts Bosley Avenue in Towson. As shown on the site plan, the parcel owned by the Towson Inn Restaurant abuts York Road and is improved with a building which is operated as a diner/restaurant by the Petitioner. This restaurant is currently undergoing significant renovations and restorations. As part of the renovations, the Petitioner proposes acquiring the subject site from Baltimore County. It is intended that the site will be used to provide additional parking for the restaurant use. In that the property is located farther away from the building than the existing parking lot, the parking spaces on the subject parcel will be used primarily for employees of the business.

Variance relief is requested to approve the use of the property as a parking lot, in the manner proposed. As noted above, variances are sought to allow the parking spaces to be slightly narrower than required for the drive aisle to be of a sub-standard width and to waive landscaping requirements. As shown on the site plan, 17 parking spaces are proposed. Photographs of the site and surrounding area were also submitted at the hearing. This Zoning Commissioner is well familiar with this property and area.

ORDER RECEIVED FOR FILING

Date

By

It is also to be noted that a slightly amended plan was offered at the hearing. That plan shows a small sliver of the subject property which was previously designated as part of this request will not be conveyed to the Towson Inn Restaurant Corp. Instead, the existing property line separating the Towson Diner property and the neighboring property will be extended past the rear property line and this sliver conveyed to that adjacent property owner. The adjacent property owner, John Fioramenti, was present at the hearing and indicated support for the proposal.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the proposed acquisition of the subject property by the Petitioner is an appropriate step designed to increase parking availability and use of the adjacent site. Clearly, the unique factor which justifies a granting in this case is the parcel's unusual configuration and grade. Moreover, there will be no adverse impact suffered if relief is granted, and I am persuaded that the Petitioner has satisfied the practical difficulty standard within the requirements of Section 307 of the BCZR. Moreover, the relief which is granted herein will not impact any requirements imposed by Baltimore County as conditions of the sale of this parcel.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

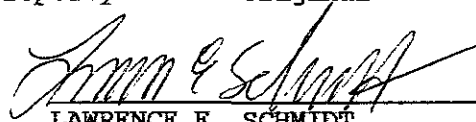
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of November 1998 that a variance from Section 409.3 of the Baltimore County Zoning Regulations (BCZR) to permit standard parking spaces to be 8 ft. wide, in lieu of the required 8-1/2 ft., where noted on the plan; and,

ORDER RECEIVED FOR RECORDS
Date 11/23/98
By [Signature]

IT IS FURTHER ORDERED that a variance from Section 409.4.C of the BCZR to permit two-way travel aisles for 90 degree parking to be a minimum of 16 ft., in lieu of the required 22 ft. in width; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A(1) of the BCZR to waive the requirements from the design, screening and landscaping standards, pursuant to the Landscape Manual and all other applicable manual adopted pursuant to Section 26-183 of the Baltimore County Code, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

ORDER RECEIVED
11/23/98
M. E. Schmidt



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

November 23, 1998

Mr. Pete Kourtsounis
Mr. Sarantos Kourtsounis
9920 York Road
Cockeysville, Maryland 21030

Mr. Gus Stratakis
905 Walnut Wood Road
Hunt Valley, Maryland 21030


RE: Case No. 99-131-A
Petition for Variance
Property: 718 York Road, Towson

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

att.

c: Mr. William Monk
William Monk, Inc.
222 Bosley Avenue, Suite B-6
Towson, Maryland 21204

c: Mr. John Fioramenti
715 York Road
Towson, Maryland 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

718 YORK ROAD, TOWSON, MD 21204

which is presently zoned

BM-CT

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

- A. 409.3 - TO PERMIT STANDARD PARKING SPACES TO BE 8' WIDE IN LIEU OF THE REQUIRED 8 1/2' WHERE NOTED ON THE PLAN.
- B. 409.4 C - TO PERMIT TWO-WAY TRAVEL AISLES FOR 90 DEGREE PARKING TO BE A MINIMUM OF 16' IN LIEU OF THE REQUIRED 22' IN WIDTH.
- C. 409.8 A (1) - TO WAIVE THE DESIGN, SCREENING AND LANDSCAPING STANDARDS PER THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADAPTED PURSUANT TO SECTION 26-283 OF THE BALTIMORE COUNTY CODE, 1988 EDITION, AS REVISED.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

FOR REASONS TO BE PRESENTED BEFORE THE ZONING COMMISSIONER.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

TOWSON INN RESTAURANT CORPORATION

(Type or Print Name)

Sarantos Kourtsounis
Signature Sarantos Kourtsounis, President

718 YORK ROAD
Address

TOWSON, MD 21204

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

9/30/98

409

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Baltimore County

Shirley M. Murphy
(Type or Print Name)

Shirley M. Murphy
Signature Chief, Bureau of Land Acquisition

(Type or Print Name)

Signature

111 W. Chesapeake Avenue (410) 887-3294

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

WILLIAM MONK, INC.

Name

222 BOSLEY AVE., STE. B-6, TOWSON, MD 21204

Address

Phone No. (410) 494-8931

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

99-131-A

**ZONING DESCRIPTION
TOWSON DINER CORPORATION
718 YORK ROAD
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME on the westernmost side of York Road 135 feet north of the intersection of Lambourne Road; and distant to the west of the York Road right-of-way 150.00 feet at a bearing of South 58 degrees 23 minutes 51 seconds West; thence the following courses and distances: (1) South 58 degrees 51 minutes 46 seconds West 24.92 feet, (2) South 68 degrees 19 minutes 12 seconds West 8.63 feet, (3) South 68 degrees 19 minutes 12 seconds West 11.99 feet, (4) South 79 degrees 09 minutes 18 seconds West 28.02 feet, (5) North 85 degrees 57 minutes 32 seconds West 28.82 feet, (6) South 05 degrees 35 minutes 43 seconds West 35.10 feet, (7) South 84 degrees 24 minutes 17 seconds East 133.89 feet, (8) North 58 degrees 23 minutes 51 seconds East 9.42 feet, (9) North 31 degrees 36 minutes 09 seconds West 78.43 feet, to the place of beginning.

Containing 5,925 square feet or 0.136 acres of land, more or less.



99-131-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 061020

DATE 11/5/98 ACCOUNT 001-6150

AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: William Monk Inc

FOR: REVISIONS #99-131-A

718 York Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
11/06/1998 11/05/1998 14:15:59
REG 1801 CASHIER CLUN ONL DRAWER 1
5 MISCELLANEOUS CASH RECEIPT
Receipt # 076671 OFLN
CR NO. 061020

100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 060298

DATE 10/1/98 ACCOUNT 001-6150

AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: Two Brothers Restaurant Inc

FOR: VARIANCE Item #131

718 York Road
Drop-Off — No Review Case #99-131-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
10/06/1998 10/06/1998 09:53:34
REG 1806 CASHIER MAEL MWL DRAWER 5
5 MISCELLANEOUS CASH RECEIPT
Receipt # 045917 OFLN
CR NO. 060298

250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-131-A
718 York Road
SW/S York Road (approx.
150' rear), also approx. 475'
SE of centerline Bosley Avenue
9th Election District
4th Councilmanic District
Legal Owner(s):
Baltimore County
Contract Purchaser:
Towson Inn Restaurant Corporation

Variance: to permit standard parking spaces to be 8 feet wide in lieu of the required 8-1/2 feet; to permit two-way travel aisles for 90-degree parking to be a minimum of 16 feet in lieu of the required 22 feet in width; and to waive the design, screening, and landscaping standards.

Hearing: Friday, November 13, 1998 at 2:00 p.m., in Room 106, County Office Bldg., 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

10/532 Oct. 29 C269684

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/29/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/29/, 1998.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case # 99-131-A
Petitioner/Developer:
(Towson Inn Restaurant Corp.)
Date of Hearing/~~Closing~~:
(Nov. 13, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

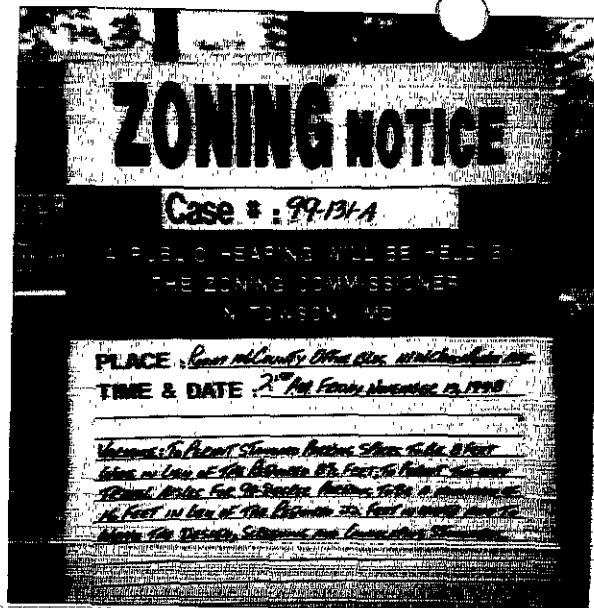
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

718 York Road Baltimore, Maryland 21204 _____

The sign(s) were posted on _____ Oct. 28, 1998 _____
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

RE: PETITION FOR VARIANCE
718 York Road, SW/S York Rd, (appx. 150' rear),
also appx. 475' SE of c/l Bosley Avenue,
9th Election District, 4th Councilmanic

Legal Owners: Baltimore County, Md.
Contract Purchaser: Towson Inn Restaurant Corp.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-131-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to William Monk, William Monk, Inc., 222 Bosley Avenue, Suite B-6, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 19, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-131-A

718 York Road

SW/S York Road (approx. 150' rear), also approx. 475' SE of centerline Bosley Avenue
9th Election District – 4th Councilmanic District

Legal Owner: Baltimore County

Contract Purchaser: Towson Inn Restaurant Corporation

Variance to permit standard parking spaces to be 8 feet wide in lieu of the required 8-1/2 feet; to permit two-way travel aisles for 90-degree parking to be a minimum of 16 feet in lieu of the required 22 feet in width; and to waive the design, screening, and landscaping standards.

HEARING: Friday, November 13, 1998 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

Arnold Jablon, Director ⁵⁴

c: Baltimore County
Towson Inn Restaurant Corporation
William Monk, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 29, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
October 29, 1998 Issue - Jeffersonian

Please forward billing to:

William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

410-494-8931

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-131-A

718 York Road


SW/S York Road (approx. 150' rear), also approx. 475' SE of centerline Bosley Avenue
9th Election District – 4th Councilmanic District

Legal Owner: Baltimore County

Contract Purchaser: Towson Inn Restaurant Corporation

Variance to permit standard parking spaces to be 8 feet wide in lieu of the required 8-1/2 feet; to permit two-way travel aisles for 90-degree parking to be a minimum of 16 feet in lieu of the required 22 feet in width; and to waive the design, screening, and landscaping standards.

HEARING: Friday, November 13, 1998 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 1, 1998

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Drop-Off Petition, 718 York Road, Case Number 99-131-A

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "wcr/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-131-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT STANDARD PARKING
SPACES TO BE 8 FT. WIDE IN LIEU OF THE
REQUIRED 8 1/2 FT.; TO PERMIT TWO-WAY TRAVEL
AISES FOR 90-DEGREE PARKING TO BE A
MINIMUM OF 16 FT. IN LIEU OF THE REQUIRED

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

→ 22 FT. IN WIDTH; AND TO WAIVE THE
DESIGN, SCREENING AND LANDSCAPING
STANDARDS.



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10-13-94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 131 WCR

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11.4.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 99-131-A
718 York Rd.

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. J. Gredlein
for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11.17.91

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

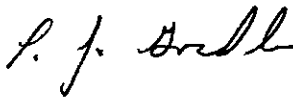
RE: Baltimore County
Item No. 99-131-A

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


/s/ Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: October 21, 1998

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 For October 19, 1998
 Item Nos. 121, 131, 132, 134, 138,
 and 139

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: November 9, 1998

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for November 9, 1998
 Zoning Case #99-131-A
 (718 York Road)

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Both entrances should be reconstructed per the Department of Public Works' Std. Plate R-32 - "Single Commercial Entrance", minimum width of 24 feet at the right-of-way line.

The northern-most entrance should be relocated to line up with the centerline of the two way traffic movement in the parking lot.

RWB:HJO:jrb

cc: File

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: November 24, 1998

FROM:  Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for November 23, 1998
 Item Nos. 188, 190, 191, 192, 195

ALSO:

Zoning Case #99-131-A
(718 York Road)

and

Zoning Case #99-124-X
(Siena Development Corporation)

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1123.NOC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

October 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: LOCH RAVEN BAPTIST CHURCH - 130
BALTIMORE COUNTY - 131
VILLAGE PROPERTIES, INC. - 135

Location: DISTRIBUTION MEETING OF October 13, 1998

Item No.: 130, (131), 135 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley *RB/98*
Permits and Development Review
DEPRM

DATE: *10/26/98*

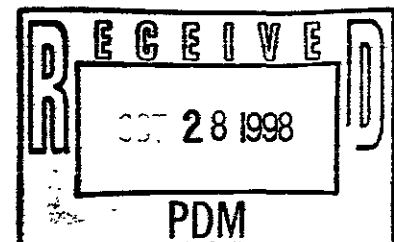
SUBJECT: Zoning Advisory Committee
Meeting Date: *10/13/98*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: *121*
130
131
132
135
137
138
139
98-366

RBS:sp

BRUCE2/DEPRM/TXTS8P



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: POM

FROM: R. Bruce Seeley *RBS/yl*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *11/2/98*

DATE: *11/12/98*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: *171* *179*
 172 *180*
 175
 177 *99-131-A*
 178

RBS:sp

BRUCE2/DEPRM/TXTS8P

RECEIVED NOV 13 1998

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

September 24, 1998

PDM
1st Floor
111 W. Chesapeake Avenue
Towson, MD 21204

Subject: Zoning application drop-off
718 York Road
'Towson Diner'
WMI Project No.: 98-101

Attached please find the application forms, plats and exhibits to accompany our drop-off. There are no outstanding zoning violations for this property. This plan has been reviewed by John Lewis.

Cordially,



William Monk

Encl.

Drop Off
9/30/98

99-131-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us
410-887-3391

November 5, 1998

William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Drop-Off Petition Review (Case #99-131-A), 718 York Road, 9th Election District

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. There is a minor error in the S 58 degrees, 23', 51" W, 150.00 ft. call in the description which on the plan shows N 58 degrees 23' 52" E, 150.00 ft.; also call #8 is missing from the site plan.
2. There should be a note concerning the type of durable dustless surface and that permanent striping will be maintained on the parking.

If you need further information or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II, Zoning Review

JLL:rye

Enclosure (receipt)

c: Zoning Commissioner

Come visit the County's Website at www.co.ba.md.us



B M - CT

99-131.A

acquiring from Bullo Co.
will delete cross hatch
+ convey to adjacent owner

See Ex A 2 / Revised plan

field 16 parking
width of spaces
employee parking -

~~knowing~~ Truer has variance
for parking number

this will free up site
County to convey property

- no objection from neighbors

~~Advised~~

John Frommelt -

118 sq feet

136 acres
less 148
sq. feet

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BILL MONIK

222 BUSLEY AVE

PETE KOURTSOUNIS

SJTE B-6

SARANTOS KOURTSOUNIS

TOWSON, MD 21204

GUS STRATAKIS

9920 C/ORK Rd. Cockeysville MD 21030

905 WALNUT WOOD RD

HUNT VALLEY MD 21030

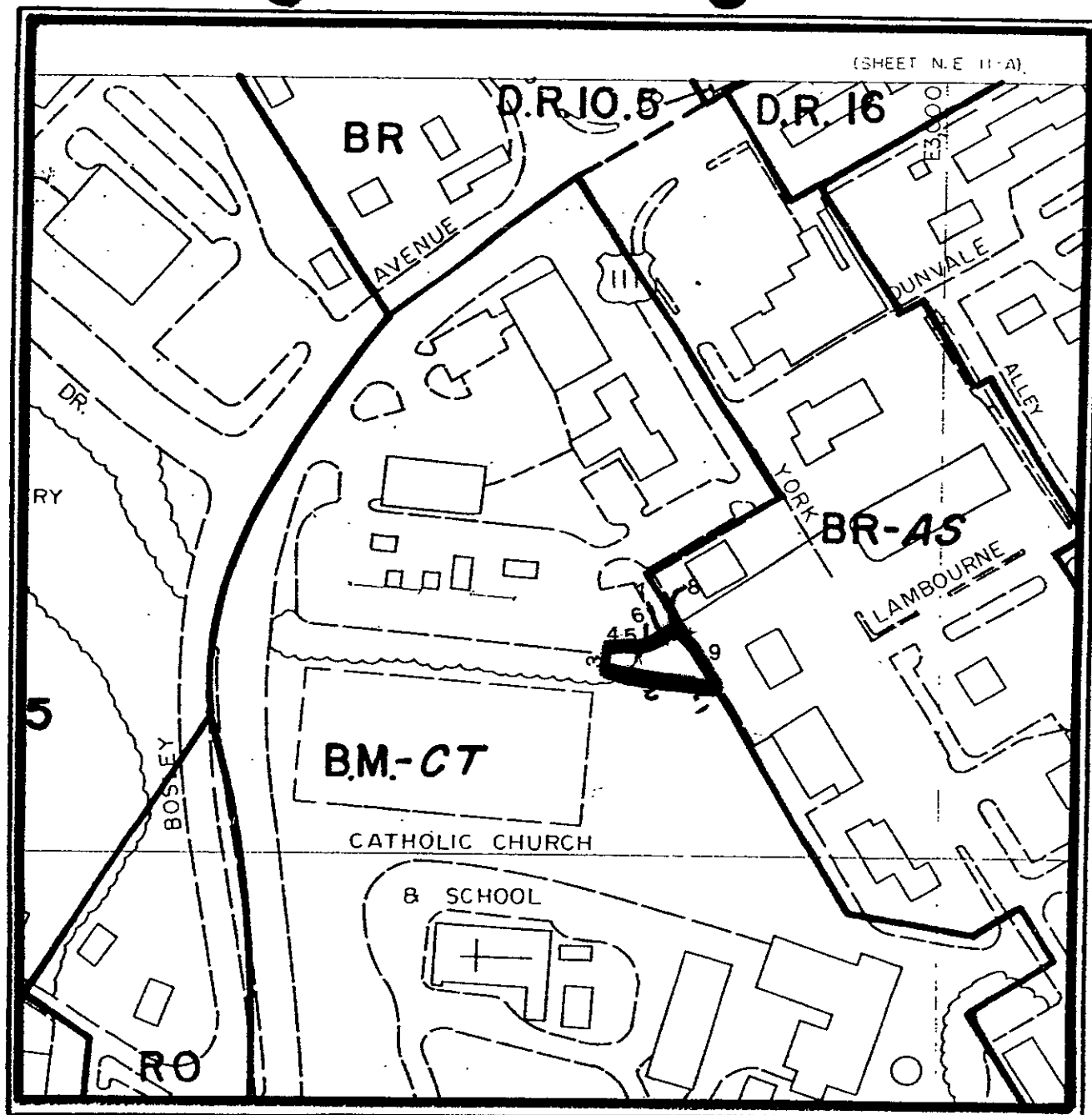
John Fioramonti

716 Park Rd
Towson MD 21204

Lois Bergman

Bureau of Land Acc.





ZONING MAP

SCALE : 1"=200'

- 1) North 31 degrees 36 minutes 04 seconds 9.42 feet,
- 2) South 84 degrees 24 minutes 18 seconds east 133.89 feet,
- 3) South 05 degrees 35 minutes 41 seconds west 35.10 feet,
- 4) North 85 degrees 57 minutes 32 seconds west 28.82 feet,
- 5) South 79 degrees 09 minutes 19 seconds west 28.02 feet,

- 6) South 30 degrees 39 minutes 08 seconds east 11.99 feet,
- 7) South 68 degrees 19 minutes 19 seconds west 8.63 feet,
- 8) South 58 degrees 51 minutes 46 seconds west 24.92 feet,
- 9) North 31 degrees 36 minutes 09 seconds west 78.43 feet.

WILLIAM MONK, INC.
 SITE PLANNING • ENGINEERING
 ZONING • DEVELOPMENT SERVICES
 COURTHOUSE COMMONS
 222 BOSLEY AVENUE, SUITE 8-6
 TOWSON, MD 21204
 410-494-8931; fax 410-494-9903

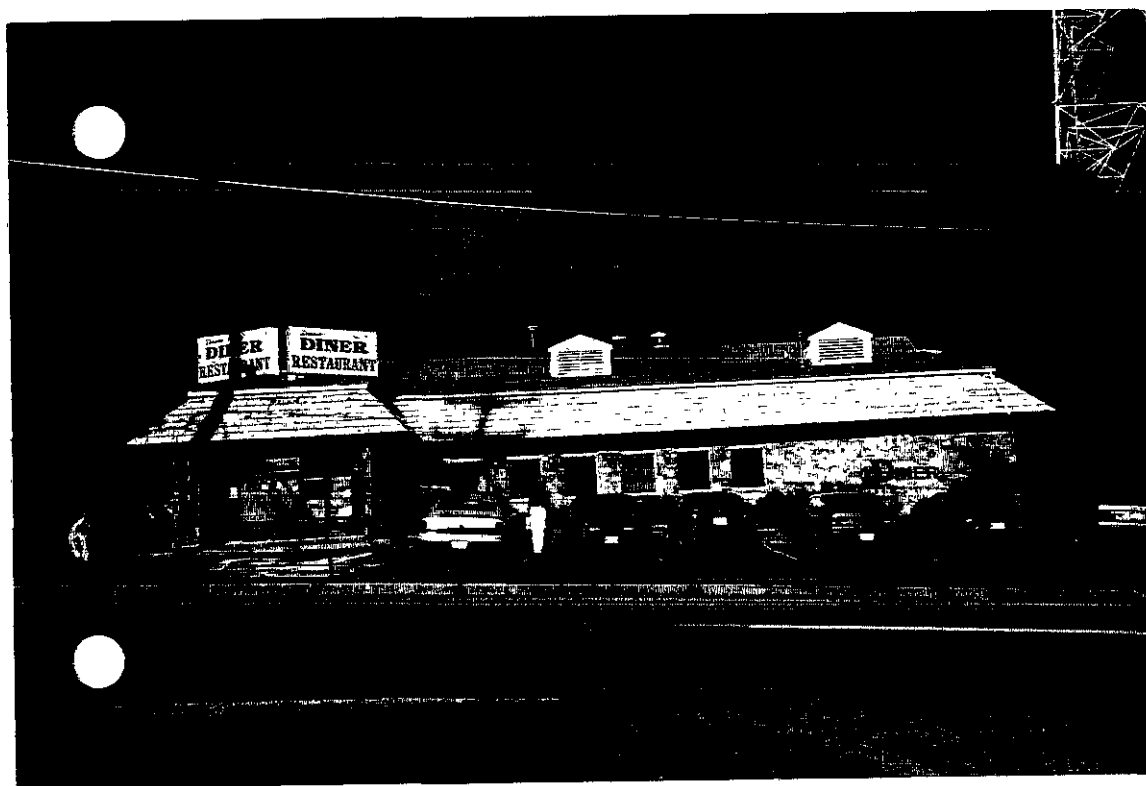
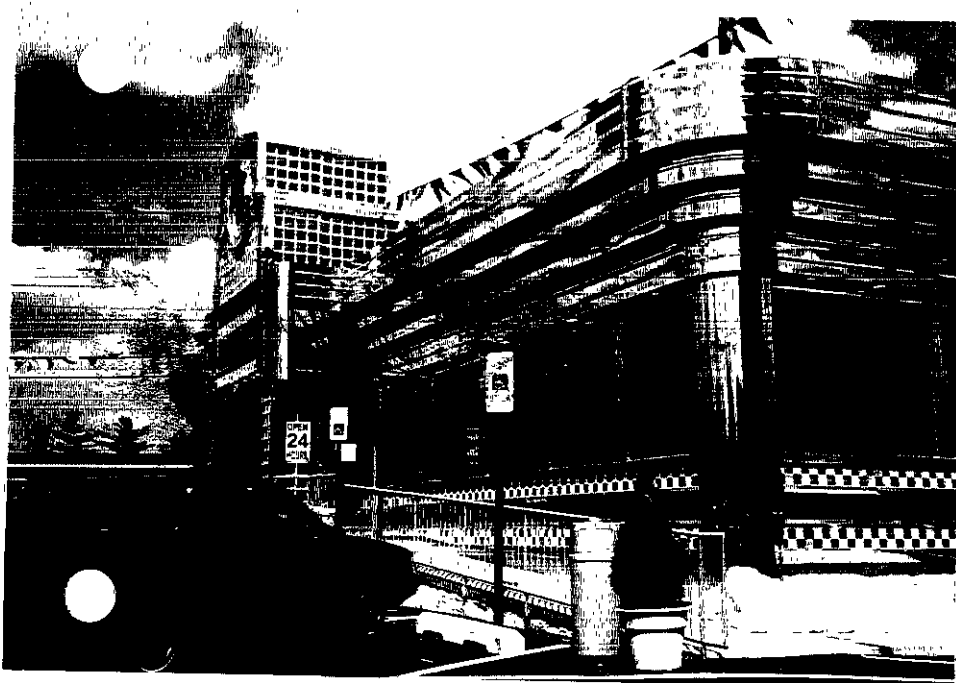
718 YORK ROAD
BALTIMORE COUNTY, MD.

ZONING
 NE-10A

SCALE
 1"=200'

FILE #
 98-101

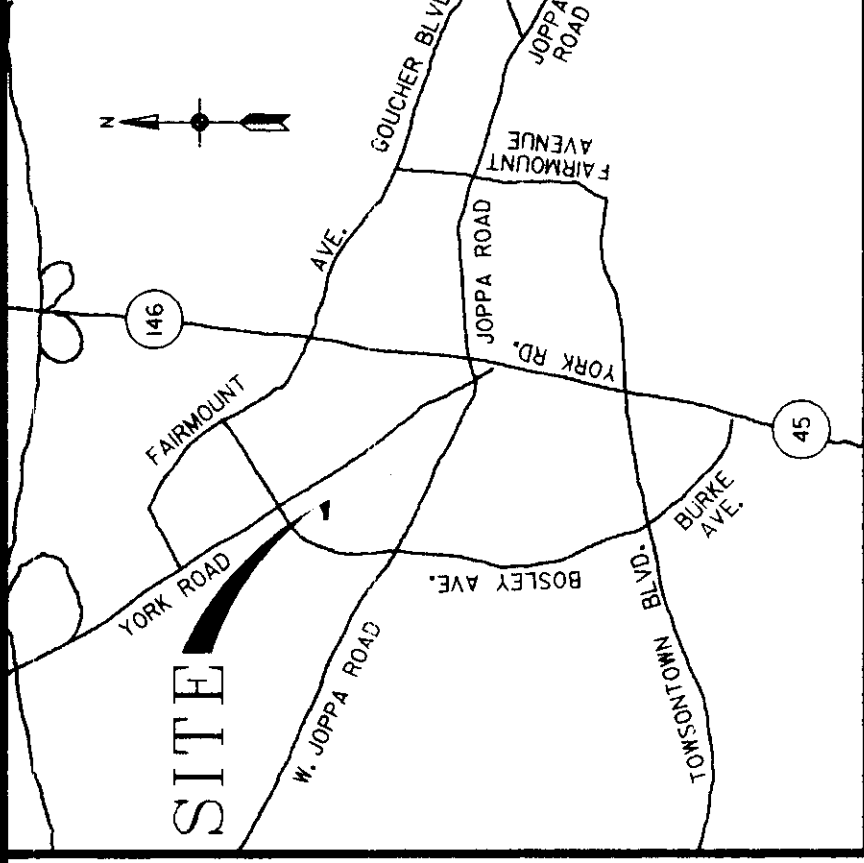
99-131-A



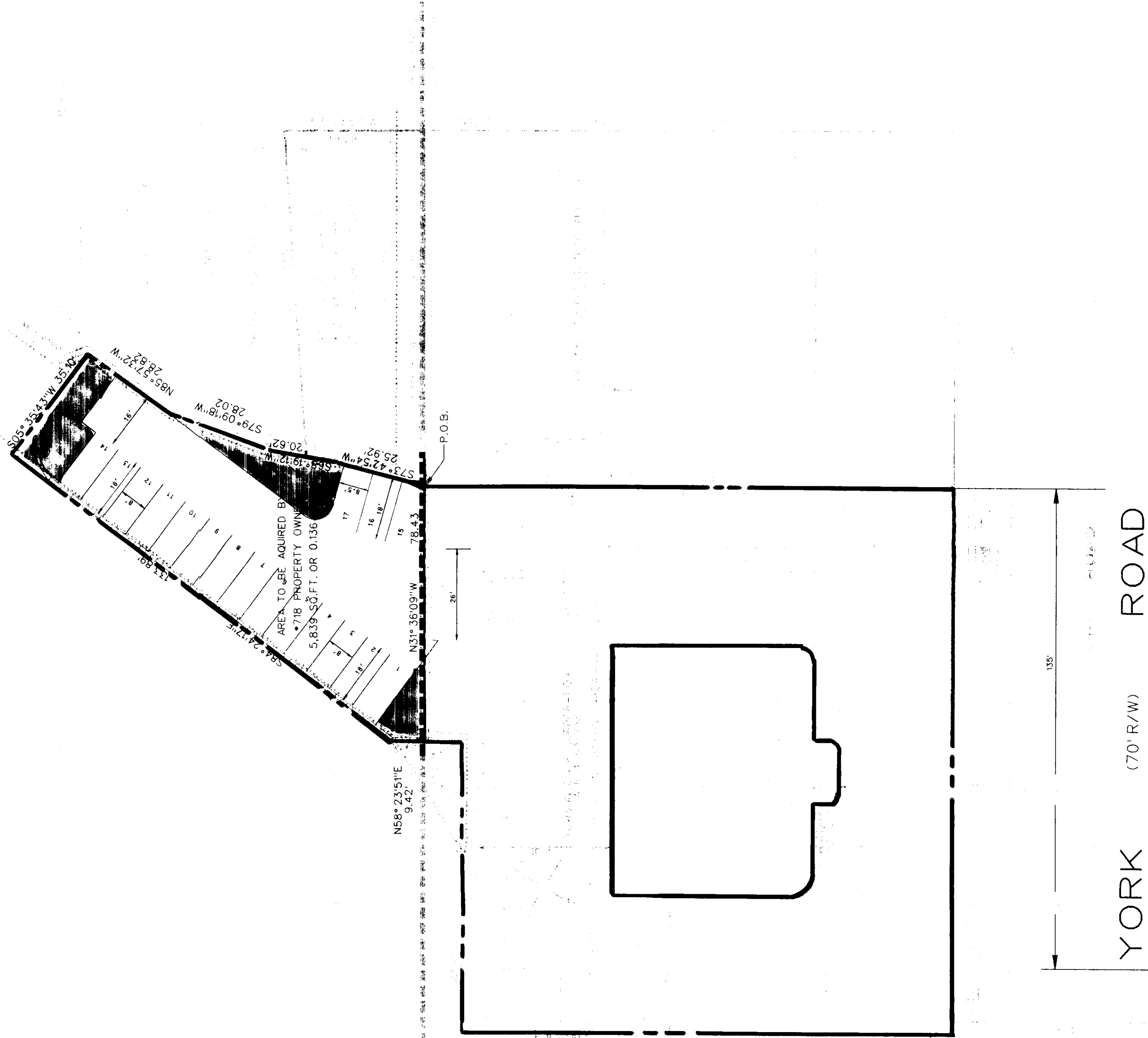


NOTES:

1. ZONING: BM-CT
2. LOT AREA: 5839 SQ. FT./0.134 AC. (NET)
3. EXISTING USE: VACANT
4. PROPOSED USE: PARKING LOT. THIS LOT WILL PROVIDE ADDITIONAL PARKING FOR THE TOWSON DINER PATRONS AND EMPLOYEES. THE TOWSON DINER HAS A VARIANCE (CASE #64-120A) TO PERMIT 45 SPACES IN LIEU OF THE REQUIRED 73 SPACES.
5. BUILDING SETBACKS: N/A
6. BUILDING AREA: N/A
7. PARKING: REQUIRED - 0 PROVIDED - 17
8. ALL PARKING AREAS TO BE DURABLE, DUSTLESS SURFACE.
9. UTILITIES: SEWER - N/A WATER - N/A
10. SPECIAL HEARING: N/A
11. VARIANCE:
 - A. 409.3 - TO PERMIT STANDARD PARKING SPACES TO BE 8' WIDE IN LIEU OF THE REQUIRED 8 1/2' WHERE NOTED ON THE PLAN.
 - B. 409.3 - TO PERMIT TRAVEL LANE WIDTHS OF 16' IN LIEU OF THE REQUIRED 20' IN WIDTH.
 - C. 409.3 A11 - TO WAIVE THE DESIGN, SCREENING AND LANDSCAPING STANDARDS PER THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADAPTED PURSUANT TO SECTION 26-283 OF THE BALTIMORE COUNTY CODE, 1988 EDITION, AS REVISED.
12. SPECIAL EXCEPTION: N/A
13. ZONING MAP # NE-10-A
14. ELECTION DISTRICT: 9TH
15. COUNCILMANIC DISTRICT: 4
16. CENSUS TRACT: 4903.1
17. WATERSHED: 10
18. SUBSEWERSHED: 29
19. DEED REFERENCE: GIB 2341/516
20. TAX MAP 70A, GRID 9, PARCEL 523
21. FLOOR AREA RATIO: N/A
22. HEIGHT OF BUILDING: N/A
23. MASS TRANSIT ADJUSTMENT: N/A
24. TO THE BEST OF OUR KNOWLEDGE, NO CRITICAL AREAS EXIST ON SITE.
25. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS MATERIALS EXIST ON SITE.
26. AMENITY OPEN SPACE: N/A - PARKING IS NOT ADJACENT TO PUBLIC STREET.
27. ALL OUTDOOR LIGHTING WOULD BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
28. HANDICAP RAMP(S): N/A
29. SIGNS: N/A
30. PREVIOUS COMMERCIAL PERMIT: NONE
31. PREVIOUS ZONING HEARINGS: NONE
32. APPLICANT: TOWSON INN RESTAURANT CORPORATION
718 YORK ROAD
TOWSON, MD 21204
33. PROPOSED PARKING LOT TO BE PAVED USING A DURABLE AND DUSTLESS SURFACE. PERMANENT STRIPING WILL BE MAINTAINED ON THE PARKING SPACES.



VICINITY MAP
SCALE: 1"=2000'



PETITIONER'S
EXHIBIT NO. 1

DEVELOPER'S
EXHIBIT NO.

William Monk, Inc.
ENGINEERS - PLANNERS

Charles W. Monk
222 Bolton Avenue, Suite B-6
Towson, Maryland 21204
Phone 410-484-0031 Fax 410-484-0033

PLAT TO ACCOMPANY
VARIANCE HEARING

718 YORK ROAD

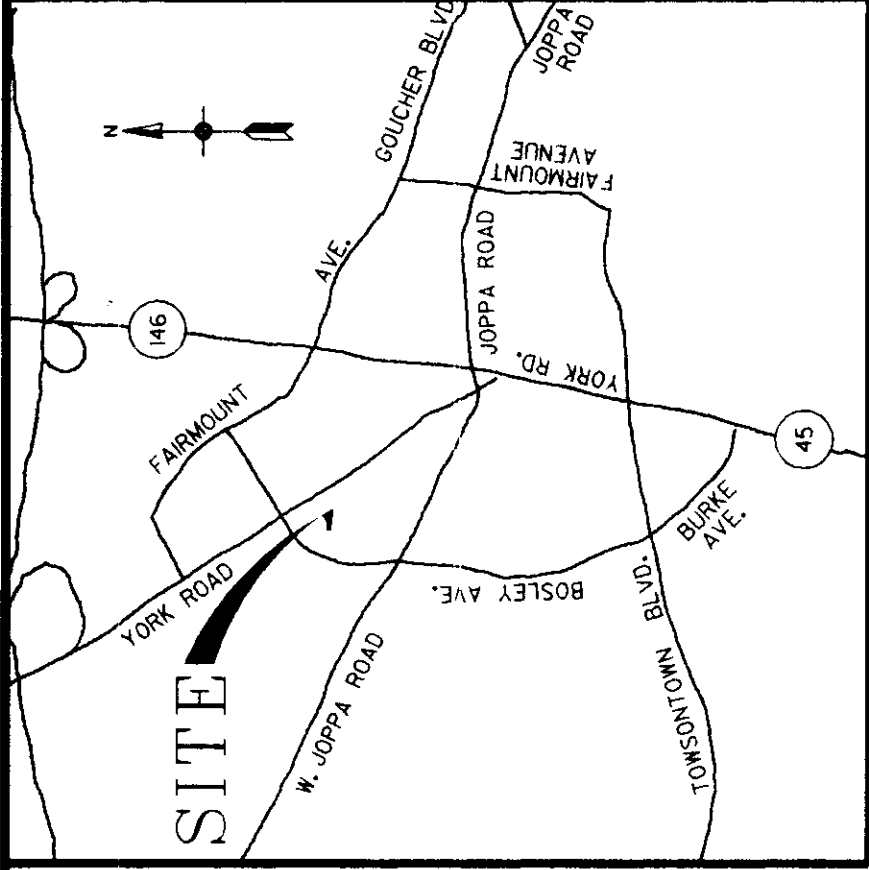
BALTIMORE COUNTY
MARYLAND

REVISIONS	REVISED	10/22/96	DESIGNED BY:	SCALE	1"=20'
			MGH		
			DATE	JOB NO:	SHEET NO:
		9/14/98		98-101	1 OF 1

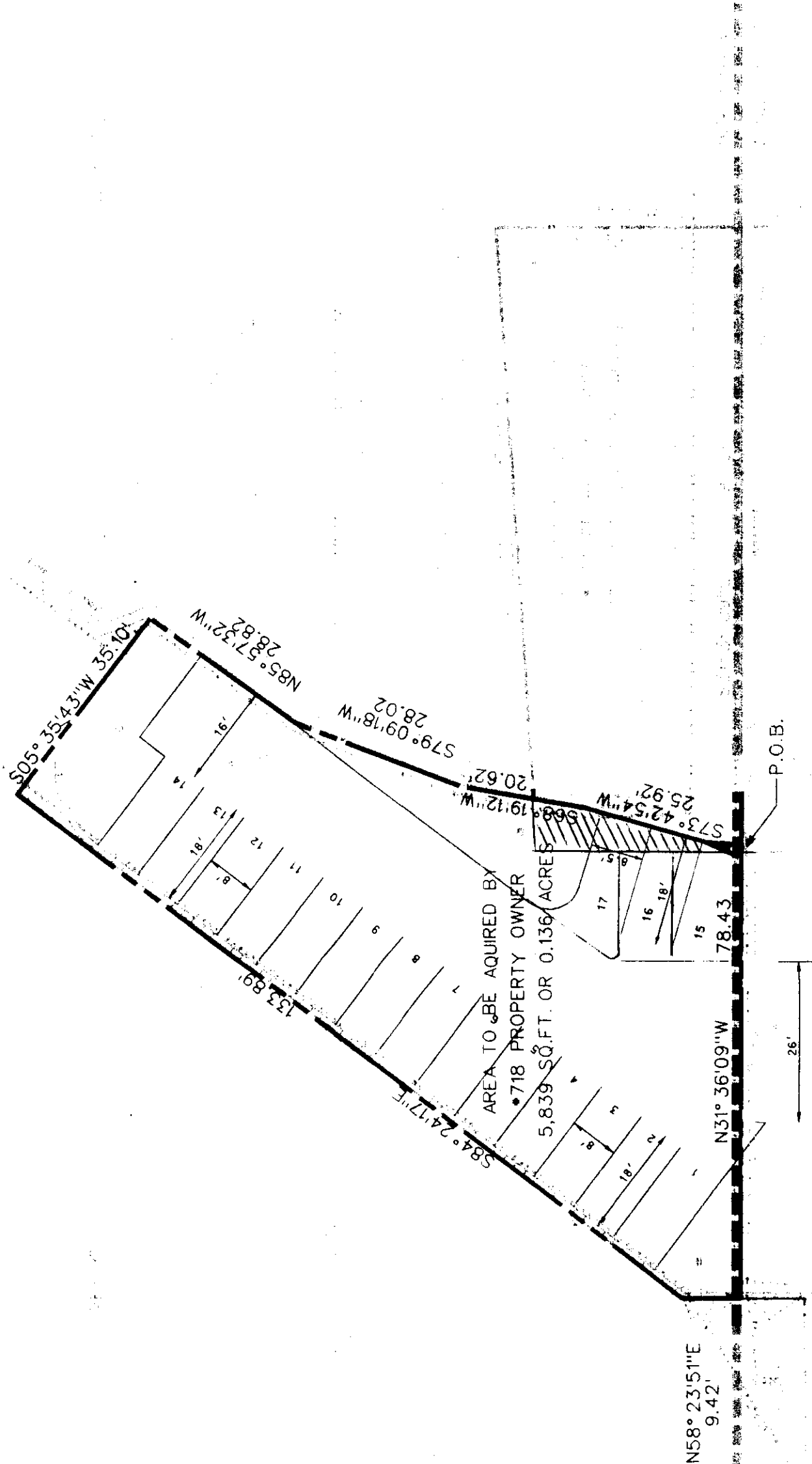
NOTES:

1. ZONING: BM-CT
2. LOT AREA: 5839 SQ. FT./0.131 AC. (NET)
3. EXISTING USE: VACANT
4. PROPOSED USE: PARKING LOT. THIS LOT WILL PROVIDE ADDITIONAL PARKING FOR THE TOWSON OWNER PATRONS AND EMPLOYEES. THE TOWSON OWNER REQUESTS A VARIANCE TO PERMIT 46 SPACES IN LIEU OF THE REQUIRED 73 SPACES.
5. BUILDING SETBACKS: N/A
6. BUILDING AREA: N/A
7. PARKING:
 - REQUIRED - 0
 - PROVIDED - 17
8. ALL PARKING AREAS TO BE DURABLE, DUSTLESS SURFACE.
9. UTILITIES:
 - SEWER - N/A
 - WATER - N/A
10. SPECIAL HEARING: N/A
11. VARIANCE:
 - A. 409.3' - TO PERMIT STANDARD PARKING SPACES TO BE 8' WIDE
 - B. 409.4' - TO PERMIT TWO-WAY TRAVEL AISLES FOR THE 30 DEGREE PARKING TO BE A MINIMUM OF 16' IN LIEU OF THE REQUIRED 22' IN WIDTH.
 - C. 409.8' - TO PERMIT THE DESIGN, SCREENING AND LANDSCAPING OF THE LOT.
12. SPECIAL EXCEPTION: N/A
13. ZONING MAP # NE-10-A
14. ELECTION DISTRICT: 9TH
15. COUNCILMANIC DISTRICT: 4
16. CENSUS TRACT: 4903.1
17. WATERSHED: 10
18. SUBWERSHED: 29
19. DEED REFERENCE: GLB 2341/516
20. TAX MAP 704, GRID 9, PARCEL 523
21. FLOOR AREA RATIO: N/A
22. HEIGHT OF BUILDING: N/A
23. MASS TRANSIT ADJUSTMENT: N/A
24. TO THE BEST OF OUR KNOWLEDGE, NO CRITICAL AREAS EXIST ON SITE.
25. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS MATERIALS EXIST ON SITE.
26. AMENITY OPEN SPACE: N/A - PARKING IS NOT ADJACENT TO PUBLIC STREET.
27. ALL OUTDOOR LIGHTING WOULD BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
28. HANDICAP RAMPS: N/A
29. SIGNS: N/A
30. PREVIOUS COMMERCIAL PERMIT: NONE
31. PREVIOUS ZONING HEARINGS: NONE
32. APPLICANT: TOWSON INN RESTAURANT CORPORATION
11100 YORK ROAD, SUITE 100
TOWSON, MD 21204
33. PROPOSED PARKING LOT TO BE PAVED USING A DURABLE MATERIAL. EXISTING DRIVEWAY AND SIDEWALKS WILL BE MAINTAINED ON THE PARKING SPACES.

$9' \times 33' - 2 = 176.5 \text{ ft}^2$



VICINITY MAP
SCALE: 1"=2000'



YORK ROAD
(70' R/W)
135'

CL LAMBOURNE

PETITIONERS
EXHIBIT NO. 1

William Monk, Inc.

ENGINEERS - PLANNERS

Courthouse Commons
222 Bayley Avenue, Suite B-8
Towson, Maryland 21204
Phone: 410-584-0851 Fax: 410-584-0803

PLAT TO ACCOMPANY
VARIANCE HEARING

718 YORK ROAD

BALTIMORE COUNTY
MARYLAND

REVISIONS	REVISED	DATE	DESIGNED BY	MGH	JOB NO.	SHEET NO.	SCALE
	10/22/98	11/5/98	WPM		98-101	1 OF 1	1"=20'